

(14)

# BIA recommends OK of Manson RV resort

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MANSON — The Bureau of Indian Affairs has recommended federal approval for the 144-acre recreation vehicle resort proposed east of here on Indian allotment land.

After a year-long study and hearing process, the agency has declared a finding of "no significant impact" in a statement to be formally issued Monday.

"Impacts of the project are expected to be minor during both construction and operation," according to the statement prepared by the bureau's Colville Agency.

Local developers Bill Evans, Jack Doby and C.A. "Robby" Robinson plan to sell recreational vehicle camping sites on the undeveloped property. It borders the old mill site property planned for a public park and boat launch area by the Chelan County DUD.

Among serious local concerns have been those raised by the Manson Communi-

ty Council about the project's impact on roads, parks, law enforcement and other public services. But the BIA report notes developers intend to make voluntary tax contributions based on their sales, which should meet the costs of extra public services in advance.

While campers at the RV park may make parking spaces a little harder to find in the Manson commercial area, the report predicts "the overall economic impact on Manson will be beneficial."

Federal BIA officials have jurisdiction over the development because the land would be secured through long-term leases from approximately 40 landowners, mostly members of the Indian families who received the original federal allotments.

The federal report further anticipates slight erosion and dust during construction of the RV park and removal of vegetation from about 22 percent of the project area. Additional noise, light and the like also are expected.

(Continued on Page 3, Col. 8)

# BIA recommends approval of Manson RV resort plan

## From Page 1

But the BIA says the impacts aren't serious enough to warrant preparation of a detailed environmental impact statement, nor any extraordinary measures by developers.

Requirements that it does suggest include:

- Preservation of most of the project as open space.
- Fencing and landscaping around the development's perimeter.
- Water filtration and bank stabilization steps to minimize sediment runoff into Lake Chelan.
- Addition of a left-turn lane on the Manson-Chelan Highway and a 600-foot "holding lane" on Mill Road.

Since submitting their original proposal early last year, the developers have reduced the number of recreation sites by 20 percent. They now plan to develop 165 units over the first four or five years, then a second phase totaling 570 units.

The density of the development falls well within county guidelines and below that common for RV

projects, according to the federal report.

Developers also have decided to rely on the Lake Chelan Reclamation District for water instead of developing a private system. The BIA says that's "preferable environmentally."

In answering a variety of comments from groups and individuals, the agency says other possible uses suggested for the land aren't as feasible economically and would have about as much impact as the RV park.

Many owners of the property are elderly and can use the lease income, it goes on. They're also unable to fi-

nance needed shoreline stabilization, which is part of the project.

Plans to develop the RV park gradually, in phases, would ensure an orderly project and allow developers to mitigate any unexpected problems, the BIA predicts.

The development is expected to bring only a "relatively minor" increase in local traffic volume. RV's, campfires and pleasure boats are expected to have a "negligible or minimal" effect on air quality. The project also will mean revenue for the local sewer system, which has the capacity to meet its needs for years.